

## **MINUTES OF THE GRANTSVILLE CITY PLANNING COMMISSION HELD 01/08/2015.**

The meeting was held in the Grantsville City Council Chambers at 429 E. Main Street in Grantsville, Utah. Those present were Commission Chairman Gary Pinkham, Commission Members Drew Allen and Colleen Brunson, Council Liaison Member Neil Critchlow, Attorney Joel K. Linares, Mayor Brent K. Marshall, and Zoning Administrator Jennifer Huffman. Absent were Commission Members Erik Stromberg and Robbie Palmer. Also present was Karen Zamora, Howard Freiss, Van Anderson, Todd Castagno, Brent Williams, Adam Nash, Corey Child, and Kent Liddiard from the Grantsville City Fire Department.

### **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

#### **7:00 P.M. PUBLIC HEARINGS:**

- a. **Proposed conditional use permit application for Karen Zamora at 209 South East Ranch Road to conduct a child daycare business consisting of one (1) provider starting out with four (4) children including her own and allowing up to eight (8) children at one time.** The public hearing was opened by Chairman Pinkham at 7:00 p.m. and he called for comments. With no comments being offered, Chairman Pinkham closed the public hearing at 7:01 p.m.
- b. **Proposed rezoning of 1.147 acres of land at 348 South Worthington Street for Carriage Crossing Grantsville, LLC to go from a RR-5 zone to a R-1-21 zone.** The public hearing was opened by Chairman Pinkham at 7:01p.m. and he called for comments. With no comments being offered, Chairman Pinkham closed the public hearing at 7:01 p.m.

### **THE MEETING WAS OFFICIALLY CALLED TO ORDER BY CHAIRMAN, GARY PINKHAM, AT 7:01 P.M.**

#### **1. Election of a chairman to serve for one year starting January, 2015.**

Gary Pinkham moved to elect Colleen Brunson as Commission Chairman to serve for one year starting January 2015. Drew Allen seconded the motion. All voted in favor and the motion carried.

#### **2. Election of a vice chairman to serve for one year and take over chair in January, 2016.**

Colleen Brunson moved to elect Robbie Palmer as Commission Vice Chairman to serve for one year and then take over the chairman duties January 2016. Drew Allen seconded the motion. All voted in favor and the motion carried.

3. **Consideration of a C.U.P. for Karen Zamora at 209 South East Ranch Road to conduct a child daycare business consisting of one (1) provider starting out with four (4) children including her own and allowing up to eight (8) children at one time.** Karen Zamora represented this item for herself and stated to the Commission that:

Her and her husband plan to set up a daycare in their basement starting with four kids including her two.

Drew Allen asked what her plan will be for safety of the kids when dropping off and picking up.

Karen Zamora stated one reason she wants to start with just two kids for now is because she has a two car driveway. Her fence has two gates, one to the north and one to the south, so they would enter through one and exit out the other.

Drew Allen moved to approve the conditional use permit for Karen Zamora at 209 South East Ranch Road to conduct a child daycare business consisting of one (1) provider starting out with four (4) children including her own and allowing up to eight (8) children at one time. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

4. **Consideration of a rezone of 1.147 acres of land at 348 South Worthington Street for Carriage Crossing Grantsville, LLC to go from a RR-5 zone to a R-1-21 zone.** Brent Williams represented this item for Carriage Crossing Grantsville, LLC:

Gary Pinkham asked if the rezone would match the surrounding area. He stated that he recalls this parcel was set aside because it was part of the original ownership. He asked if it has now been incorporated into Carriage Crossing.

Brent Williams stated it would match the surrounding area. It is the area outside the fence of Carriage Crossing and they have obtained ownership.

Colleen Brunson moved to approve the rezone of 1.147 acres of land at 348 South Worthington Street for Carriage Crossing Grantsville, LLC to go from a RR-5 zone to a R-1-21 zone. Drew Allen seconded the motion. The voting was unanimous in the affirmative and the motion carried.

5. **Consideration of a General Plan amendment for J/H Fraser LP and Howard Freiss at approximately 780 East Main Street for 6.450 acres to go from a “Commercial/High Density Residential” designation to a “Medium Density Residential” designation.** Howard Freiss with Freiss Development represented this item for himself and J/H Fraser LP and he stated to the Commission:

The property is currently zoned for ½ acre lots including the front piece. They want to change it to 12,000 square foot lots as all the lots to the west and southwest are 8,000 square feet. Their concern would be if they put ½ acre lots instead of 12,000 square foot lots it may be more difficult to market.

Drew Allen stated with what the developer can do with the current zoning does not fit the general plan. If it is going to eventually end up residential, which they could do now, it is a good area to have the higher density of 1/3 acre instead of the ½. Rezoning for the sake of marketability isn't a good reason to do the rezone when the development is going contrary to the general plan.

Gary Pinkham stated there was a lot of thought and work that went into the general plan and the community recognizes a need to develop some commercial infrastructure and space to go along with all the subdivisions. It is not currently zoned to match the plan. He asked if the owners have explored commercial opportunity.

Howard Freiss stated as part of the inheritance of the property the family was instructed to never allow it to go commercial. The family will not sell it as commercial and it will stay vacant property as a part of their grandmother and grandfather's request.

Gary Pinkham stated as the meeting adjourned two months ago there were a couple of fellows that had indicated that there was an interest from a local business. He stated the City is being asked to do something for somebody's convenience instead of from a logical planning situation.

Howard Freiss stated that if they cannot get the 12,000 square foot lots they will move forward with ½ acre lots.

Gary Pinkham moved to deny the General Plan amendment for J/H Fraser LP and Howard Freiss at approximately 780 East Main Street for 6.450 acres to go from a "Commercial/High Density Residential" designation to a "Medium Density Residential" designation. Drew Allen seconded the motion. The voting was unanimous in the affirmative and the motion carried.

**6. Consideration of a concept plan for McBride Trust and Adam Nash on the Hinckley Park subdivision at approximately 400 South Cooley Street for the creation of 43 lots in the R-1-21 zone.** Adam Nash represented this item for himself and the McBride Trust and he stated to the Commission:

They have revised the plan to readdress the items brought to their attention last month. There is a 14" waterline that crosses the property on the northwest portion on lots 101-103. They reconfigured those lots so they could provide no impact on that waterline and keep it under roadways most of the way. That waterline has an existing 30' wide easement to the City and that would be maintained through the development process. They have provided dual access by reconfiguration of the lots so that they

can have emergency vehicle response and an alternate access point for future residents. The storm drainage water that is going to be created by roadways and the surface flow onto the property from other properties is a concern. They have adjusted the plan to provide for a basin located in the northeasterly portion of the property. They have addressed the items that were brought forward from the engineering review and the balance of the items would be addressed with specific engineering. This is a four phase project. The phases are between 10 to 13 lots in each phase. As they go through the development process, if they develop phase one for instance and then there is a hiccup in the market or if they are slow in absorbing they don't want their concept plan to expire while they are trying to develop the property. The City as expressed to them that if they are diligently pursuing the project and not abandoning it the concept plan would be the plan that they would use to guide the future development of the property. They still have to come in for their preliminary and final approvals and he understands those approvals expire for a lot of reasons. They are developing in a permitted use in the zone. Master plan of the community is being addressed as well as the roadways per the City's maps.

Gary Pinkham asked Adam if he has seen Craig Neeley's latest comments.

Adam stated he has and they did not understand that they cannot put a bulb on a 90 degree elbow. In this zone it is not an issue because there is a lot of frontage available.

Gary Pinkham stated the existing waterline is going right through the center of lot 102 and since it is set up with streets on both sides, Craig had a comment on the double frontage. With the waterline through the middle of it, he is not sure if there is enough room there.

Adam stated there is plenty. They have a foot print that shows all the buildable areas and the foot print is roughly 80' wide and 110' deep on the easterly portion and 60' deep on the westerly portion. So almost any home you could imagine building would fit.

Drew Allen stated he has a hard time seeing, on a 1/2 acre lot with the waterline running dead center, how that would work with setbacks. On lots 101, 102, and 103 they are creating double and triple frontage lots.

Adam Nash stated the setback is 30' from the front yard and 15' from the two side yards. The buildable area is a significant home. The street to the south of those lots is a master plan street. It is an alignment of Pear. The street to the north is an existing street and it has homes that front onto it so they have no control over that roadway. They could restrict them so they only have access to one direction because double frontage does create other problems. There are other things they could do through the subdivision process if those are the City's concerns as the lots are certainly big enough for homes to be built on.

Drew Allen asked how the two access points requirement works when you have one access handling about ten of the lots and the other thirty plus are off of the other.

Attorney Linares read the code regarding two access points, “subdivisions or developments having thirty or more lots or separate residential units and commercial developments having thirty or more separate commercial lots or proposed businesses shall be required to provide for more than one means of vehicular ingress and egress to the development. The timing of the installation of the alternate means of ingress and egress shall be determined by the City Council, after a recommendation from the Planning Commission.”

Gary Pinkham asked about the 30’ easement on the 14” waterline and if it is 15’ on each side and do we know how deep it is. He stated we need to make sure we get some good wording on the lots that straddle the waterline so we don’t end up with a shop or something on it.

Adam stated it is a metes and bounds description and the waterline was installed in the middle of the easements.

Mayor Marshall stated it is about 5’ deep and they have verified the line. It is a 14” cast iron line and the easement should be sufficient.

Gary Pinkham stated that Adam will need to get the bulbs on the 90 degrees fixed and he asked if one retention area is going to be adequate.

Adam Nash stated the retention area will be sized when the storm calculations are all done. The design of the basin would be through the City. As they work their way through the development there will be temporary basins to catch the storm water.

Gary Pinkham moved to approve the concept plan for McBride Trust and Adam Nash on the Hinckley Park Subdivision at approximately 400 South Cooley Street for the creation of 43 lots in the R-1-21 zone with the understanding that the bulb turns will be reconfigured. Drew Allen seconded the motion. The voting was unanimous in the affirmative and the motion carried.

**7. Consideration of a concept plan for IRA Services Etal and Todd Castagno on the Willow Springs subdivision at approximately 150 South Worthington Street for the creation of 73 lots in the RM-7 zone.** Todd Castagno represented this item for himself and IRA Services Etal and he stated to the Commission:

They have addressed the concerns from last meeting. The traffic study determined peak drive time would generate about 80 additional trips, which is well below adding any impact. They did eliminate the bulb turns. On the City master plan, Cherry Street is projected to continue to the west. On the new plan they are submitting, they have a stub street off of Worthington going to the west for the future continuation of Cherry Street. Worthington Street is a 60’ right-of-way. The

City wants to follow as closely to the street master plan as possible. They are proposing making the transition at the four way intersection. They would continue Worthington Street at 60' to the intersection and then after the intersection to Durfee would transition out to 66'. Lots 203 and 204 are just slightly less than 7,000 square feet. Those adjustments will be made and corrected making all the lots the required minimum of 7,000 square feet. There was some discussion about tying in Eastmoor so they have presented two plans, an A and a B. It doesn't affect their lot count. He believes the City's recommendation would be not to connect to Eastmoor. In Eastmoor there is a cul-de-sac with curb, gutter, sidewalk, and asphalt. None of the utilities need to go through there. Everything is accessed for them out of Worthington.

Drew Allen asked if there was any discussion with the person who owns the land in the gap along the end of Eastmoor and if there is a chance of obtaining that land to connect through. Worthington is not a great road for much through traffic as it is narrower and not straight. If we could connect to Eastmoor, it seems like it would help get some of the traffic off of Worthington.

Todd Castagno stated they have not had any discussions. They could stub the street to the end of their property. He would think that within five years the taxes may not be paid because there is no value to that property and at that time the City could connect it. It was created as a buffer which is illegal now by State code with the intent that all the utilities had to go through there but none of them do so therefore there is no value. The traffic study shows that Worthington Street is more than sufficient for what is being created.

Gary Pinkham stated with the exception of a few lots on the eastern side of the subdivision nobody is going to go out Eastmoor anyway. Eastmoor does not give us that much advantage over what we would have without it. There are two water bars on Eastmoor, at the intersection and down towards Main Street, both are fairly severe dips. Eastmoor is not going to be an attractive alternative and since they don't need it for utility purposes not putting traffic on it would be better than putting traffic on it. In regards to the traffic impact, it looks like they could get by without it.

A frontage distance at the 25' setback line needs to be provided to confirm the zone setback frontage requirement of 70' is met on lots 322 and 323.

Gary Pinkham moved to approve the concept plan without the Eastmoor stub for IRA Services Etal and Todd Castagno on the Willow Springs subdivision at approximately 150 South Worthington Street for the creation of 73 lots in the RM-7 contingent upon the redline notes from the Aqua memo being corrected prior to going to City Council. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 8. Consideration of a final plat approval for Tate Place Subdivision which contains eleven lots (11) for Wise Homes, LLC and Todd Castagno.** Todd Castagno represented this item for himself and Wise Homes, LLC and he stated to the Commission:

They have dedicated all the water. There are a couple redline changes needed based on the memo from Aqua.

Drew Allen moved to approve the final plat for Tate Place Subdivision which contains eleven (11) lots for Wise Homes, LLC and Todd Castagno. Colleen Brunson seconded the motion. The voting was unanimous in the affirmative and the motion carried.

- 9. Approval of minutes of the previous business meeting in December:** Gary Pinkham moved to approve the minutes of the December meeting as written. Drew Allen seconded the motion. All voted in favor and the minutes stood approved.

- 10. Report from Council Liaison Member Neil Critchlow:** Councilman Critchlow asked the Commission if they would like him to take anything to the Council. Colleen Brunson would like him to thank them for everything they do.

Gary Pinkham asked how soon we will be talking about planning and zoning for our latest annexation area.

Councilman Critchlow stated he would like to see some work on it right now but we should probably wait until the prison relocation committee gets with us.

Gary Pinkham asked if the prison location is within the boundary of what we have just added.

Attorney Linares stated the Miller site is not.

Councilman Critchlow thanked the Commission for all they do.

- 11. Adjourn:** Gary Pinkham moved to adjourn the meeting at 8:00 p.m. Colleen Brunson seconded the motion. All voted in favor and the meeting adjourned.

Jennifer Huffman  
Zoning Administrator